

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

U-06-31

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16-11.005 (1) (h) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a Hotel, is hereby approved. Said use is granted to **BUCKHEAD AVENUES DEVELOPMENT CO, LLC.** and is to be located at **247 Buckhead Avenue, 3039 Bolling Way, 210 and 220 Pharr Road and 3009 and 3013 Peachtree Road, N.E.,** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 99, 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Tract A1 East

ALL THAT TRACT or parcel of land lying and being in land Lot 99 of the 17th District of Fulton County, Georgia, being in the City of Atlanta and being more particularly described as follows:

Beginning at a Nail Set at the southeast intersection of Buckhead Avenue (60' R/W) and Peachtree Road (70' R/W); thence along the southern right-of-way of Buckhead Avenue N 78°53'53" E a distance of 226.00' to a 1 " steel rod at the southwest intersection of Bolling Way (50' R/W) ; thence along the west right-of-way of Bolling Way S 06°57'15" W a distance of 121.69' to a pk nail found; thence continuing along said right-of-way S 06°55'19" W a distance of 218.15' to a pk nail found at the northern Right-of-way of Pharr Road (70' R/W) ; thence along the north right-of-way of Pharr road S 81°37'57" W a distance of 251.71' to a pk nail found at the northeast intersection of Pharr Road and Peachtree road; thence along the west right-of-way of Peachtree Road N 11°40'44" E a distance of 217.78' to a pk nail found ; thence along said right-of-way N 11°40'06" E a distance of 119.67'; which is the point of beginning, having an area of 76403.50 square feet, 1.754 acres

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Tract A2

ALL THAT TRACT or parcel of land lying and being in land Lot 99 of the 17th District of Fulton County, Georgia, being in the City of Atlanta and being more particularly described as follows:

Beginning at a 1/2 rebar found at the South East intersection of Buckhead Avenue (60' R/W) and Bolling Way (60' R/W) ; thence along the southern right-of-way of Buckhead Avenue N 78°45'30" E a distance of 100.60 to a 1/2" rebar found; thence leaving said right-of-way S 06°56'12" W a distance of 205.86' to a point; thence N 78°16'47" E a distance of 42.69' to a point; thence S 07°47'13" W a distance of 146.53' to a pk nail set on the north right of way of Pharr Road (70' R/W); thence along said right-of-way S 82°32'18" W a distance of 138.51' to a pk nail set at the northwest right-of-way of Pharr road and Bolling way; thence along the east right-of-way of Bolling way N 06°59'17" E a distance of 341.77' to a 1/2" rebar found; which is the point of beginning, having an area of 38717.63 square feet, 0.889 acres

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